

SPECIAL WARRANTY DEED

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4388

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7.00 DEED
2 01/02/91

THE STATE OF TEXAS

§

COUNTY OF DALLAS

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KNOW ALL MEN BY THESE PRESENTS:

THAT Meriam Calabria (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to her in hand paid by Dallas Baptist University, a Texas nonprofit corporation, of Dallas County, Texas (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto Grantee the following described real property (the "Property") situated in Dallas County, Texas, to wit:

BEING that certain real property described on Exhibit "A" attached hereto and made a part hereof for all purposes.

This conveyance is made and accepted subject to any encroachments affecting the Property and to any and all restrictions, covenants, conditions, and easements, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Dallas County, Texas, and further subject to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the Property.

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind herself and her heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXECUTED this the 24th day of December 1990.

GRANTOR:

Meriam Calabria
MERIAM CALABRIA

GRANTEE'S MAILING ADDRESS:

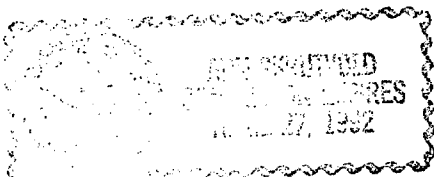
Dallas Baptist University
c/o Richland Baptist Church
1601 Buckingham
Richardson, Texas 75081

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Meriam Calabria, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of December 1990.



Ann Skrutvold
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Ann Skrutvold
PRINTED NAME OF NOTARY

My Commission Expires:
April 27, 1992

PREPARED IN THE LAW OFFICES OF:

Vial, Hamilton, Koch & Knox
1717 Main St., Suite 4400
Dallas, Texas 75201

AFTER RECORDING, RETURN TO:

Vial, Hamilton, Koch & Knox
1717 Main St., Suite 4400
Dallas, Texas 75201
Attention: Paul E. Pesek

EXHIBIT "A"

The Following Parcels of Real Property
Situating in Dallas county, Texas:

Tract 1

BEING a part of the J. E. HELMS SURVEY, ABSTRACT NO. 605, Block 4152, official City numbers, being a part of the W. A. McCoy 16-acre tract, the land herein conveyed being more particularly described as follows:

BEGINNING at the intersection of the north line of said W. A. McCoy tract with the new west right-of-way line of Westmoreland Road;

THENCE West along said north line of the W. A. McCoy tract, 1255.93 feet to fence post for corner;

THENCE South along said west line of the W. A. McCoy tract, 318 feet to point for corner;

THENCE East 210 feet to point for corner;

THENCE South 210 feet to point for corner in the south line of said W. A. McCoy tract;

THENCE East along said south line of the W. A. McCoy tract, 1042.75 feet to point for corner in the new west right-of-way line of Westmoreland Road;

THENCE North along the new west right-of-way line of Westmoreland Road, 464.73 feet to the beginning of a curve to the right having a total central angle of 44 degrees and a radius of 623.69 feet;

THENCE in a Northerly direction around said curve, 63.04 feet to the PLACE OF BEGINNING.

Tract 2

BEING a tract of land out of the J.E. HELMS SURVEY, ABSTRACT NO. 605 and out of Block 4152, City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the West line of North Westmoreland Ave., said point being North 491.0 feet from the intersection of the Northwest line of Ft. Worth Ave.;

THENCE North along the West line of North Westmoreland Ave., 676.00 feet to a point for corner;

THENCE North 89 degrees 43 minutes West, 460.0 feet to a concrete post for corner;

THENCE South 0 degrees 19 minutes East along a fence 676.02 feet to a point for corner;

THENCE South 89 degrees 43 minutes East, 456.2 feet to the PLACE OF BEGINNING AND CONTAINING 7.11 acres of land.

SAVE AND EXCEPT that 29,832 square foot tract conveyed to the City of Dallas by Warranty Deed recorded in Volume 803, Page 41, Deed Records, Dallas County, Texas and SAVE AND EXCEPT that 1.219 acre tract conveyed to Dallas Power & Light by Warranty Deed recorded in Volume 67169, Page 1161, Deed Records, Dallas County, Texas.

CORRECTION SPECIAL WARRANTY DEED

COUNTY CLERK'S OFFICE
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DALLAS

§

A001 9672 0000000 4377 3:25PM 3/16/92
TOTL 14.00
14.00

THAT Meriam Calabria (hereinafter referred to as "Grantor"),
for and in consideration of the sum of TEN AND NO/100 DOLLARS
(\$10.00) and other good and valuable consideration to her in hand
paid by Dallas Baptist University, a Texas nonprofit corporation,
of Dallas County, Texas (hereinafter referred to as "Grantee"),
the receipt and sufficiency of which is hereby acknowledged, has
GIVEN, GRANTED, AND CONVEYED, and by these presents does GIVE,
GRANT, AND CONVEY unto Grantee all of the Grantor's right, title
and interest in and to the following described real property (the
"Property") situated in Dallas County, Texas, to wit:

BEING that certain real property described on
Exhibit "A" attached hereto and made a part hereof for
all purposes.

This conveyance is made and accepted subject to any encroachments
affecting the Property and to any and all restrictions, covenants,
conditions, and easements, if any, relating to the Property, but
only to the extent they are still in effect, shown of record in
Dallas County, Texas, and further subject to all zoning laws,
regulations and ordinances of municipal and/or other governmental
authorities, if any, but only to the extent that they are still in
effect, relating to the Property.

TO HAVE AND TO HOLD the Property and all improvements located
thereon, together with all and singular the rights and
appurtenances thereto in anywise belonging unto the said Grantee,
its successors and assigns forever; and Grantor does hereby bind
herself and her heirs, executors and administrators to WARRANT AND
FOREVER DEFEND all and singular the Property unto the said
Grantee, its successors and assigns, against any person whomsoever
lawfully claiming or to claim the same or any part thereof, by,
through, or under Grantor, but not otherwise.

This Correction Special Warranty Deed is given and accepted
as a correction and in substitution for an earlier deed dated
December 24, 1990, between Meriam Calabria, as Grantor, and Dallas
Baptist University, as Grantee, which earlier deed, filed of

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record in Volume 91001, Pages 5293-5296 of the Deed Records of Dallas County, Texas, failed to fully describe the property given and conveyed thereby, and this Correction Special Warranty Deed is further given and accepted for the purpose of fully describing, on the attached Exhibit "A", the Property to be given and conveyed by Grantor to Grantee, and this Correction Special Warranty Deed shall be effective as of and retroactive to the date of December 24, 1990, and, except as herein corrected, such earlier deed shall remain in full force and effect.

EXECUTED this the 9th day of March, 1992.

GRANTOR:

Meriam Calabria
MERIAM CALABRIA

ACCEPTED by Grantee this the 12th day of MARCH, 1992.

DALLAS BAPTIST UNIVERSITY,
a nonprofit corporation

By: Harold Edwards

Title: VICE PRESIDENT OF FINANCIAL AFFAIRS

GRANTEE'S MAILING ADDRESS:

Dallas Baptist University
~~c/o Richland Baptist Church~~ 7777 W. Kiest Blvd.
~~1601 Buckingham~~ Dallas, Tx 75211
~~Richardson, Texas 75081~~

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Meriam Calabria, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of March 1992.

Ann Skrutwald
NOTARY PUBLIC, STATE OF TEXAS
Ann Skrutwald
PRINTED NAME OF NOTARY

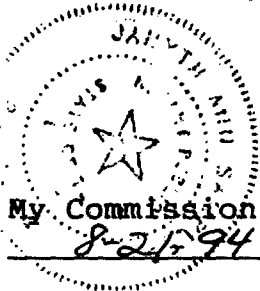
My Commission Expires:
4-27-1992

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THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Harold C. Norris, VP - Financial Off. of Dallas Baptist University, a nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 1992.



My Commission Expires: 8-21-94

Janyth Ann Samples
NOTARY PUBLIC, STATE OF TEXAS
Janyth Ann Samples
PRINTED NAME OF NOTARY

PREPARED IN THE LAW OFFICES OF:

Vial, Hamilton, Koch & Knox
1717 Main St., Suite 4400
Dallas, Texas 75201

AFTER RECORDING, RETURN TO:

Vial, Hamilton, Koch & Knox
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BEGINNING at the intersection of the north line of said W. A. McCoy tract with the new west right-of-way line of Westmoreland Road;

THENCE West along said north line of the W. A. McCoy tract, 1255.93 feet to fence post for corner;

THENCE South along said west line of the W. A. McCoy tract, 318 feet to point for corner;

THENCE East 210 feet to point for corner;

THENCE South 210 feet to point for corner in the south line of said W. A. McCoy tract;

THENCE East along said south line of the W. A. McCoy tract, 1042.75 feet to point for corner in the new west right-of-way line of Westmoreland Road;

THENCE North along the new west right-of-way line of Westmoreland Road, 464.73 feet to the beginning of a curve to the right having a total central angle of 44 degrees and a radius of 623.69 feet;

THENCE in a Northerly direction around said curve, 63.04 feet to the PLACE OF BEGINNING.

Tract 2

BEING a part of the J.E. HELMS SURVEY, patented to J.E. Helms March 28, 1950, by patent no. 1030, Volume 12 and described by metes and bounds as follows:

BEGINNING at the most Western Southwest corner of a 8 1/4 acre tract in said Helms Survey set apart to Nancy Freeman in Suit styled J.C. Freeman, et al vs. Nancy Freeman as per Judgement recorded in Volume 7, Page 532, District Court Minutes of Dallas County, Texas;

THENCE North with the west line of said 8 1/4 acre tract, 70 yards to the most Northerly Southwest corner of a 16 acre tract set apart to D.K. Scott and Ross L. Scott in Suit styled D.K. Scott vs. A.J. Freeman et al, #10285-B in the District Court of Dallas County, Texas;

THENCE East with a South line (the most Northern South line) of said 16 acre tract, 70 yards to an ell corner of said 16 acre tract;

THENCE South with the West line (the most Westerly West line) of said 16 acre tract, 70 yards to another corner of same, being also the Southline of the aforesaid 8 1/4 acre Nancy Freeman tract;

THENCE West with the said South line of the aforesaid Nancy Freeman 8 1/4 acre tract (the most Northern South line of said tract) 70 yards to the PLACE OF BEGINNING;

AND being the same property conveyed in deed from J.W. Kincaid and wife, Ella Mae Kincaid to W.A. McCoy dated 8/21/43, recorded in Volume 2428, Page 399, Deed Records, Dallas County, Texas.

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Tract 3

BEING a tract of land out of the J.E. HELMS SURVEY, ABSTRACT NO. 605 and out of Block 4152, City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the West line of North Westmoreland Ave., said point being North 491.0 feet from the intersection of the Northwest line of Ft. Worth Ave.;

THENCE North along the West line of North Westmoreland Ave., 676.00 feet to a point for corner;

THENCE North 89 degrees 43 minutes West, 460.0 feet to a concrete post for corner;

THENCE South 0 degrees 19 minutes East along a fence 676.02 feet to a point for corner;

THENCE South 89 degrees 43 minutes East, 456.2 feet to the PLACE OF BEGINNING AND CONTAINING 7.11 acres of land.

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